

Mandeville River Oaks Owners Association - “Association”

Pros and Cons for Dedicating the Streets and Servitudes St Tammany Parish (“Parish”):

Pros:

1. Once the streets and drainage are completed to Parish standards (If the Association votes to dedicate the streets, the Parish will conduct a final inspection of the streets and drainage in the street right of ways and issue their findings) and except for any maintenance or repairs required by the Parish within two years after the parish acceptance, the Association would no longer be fully responsible for the cost of maintaining the streets and the drainage ditches within the dedicated street rights of way. The estimated cost of maintenance or repairs that may be needed in the two year period is unknown at this time. Please note, even if the streets are dedicated to the Parish, the Association will continue to be responsible for the cost of maintenance, repair or replacement of the architectural street signs and posts which were recently installed, since those signs are unique to the subdivision. The Association will also continue to be responsible for the maintenance and repair of any of the Association drainage facilities located outside of the street right of way.
2. Parish officials would be asked to answer and be responsive to the on-going needs of the 295 property owners for matters related to public streets, security, and drainage within the street rights of way – and not the Association.
3. According to the Parish Sheriff’s Office, the number of patrols will be the same whether the subdivision is private or public. However, deputies will be able to issue traffic citations while on patrol without being requested to do so by the Association. As a private subdivision homeowners currently have to request the Sheriff’s office to issue traffic citations, which we do at this time.
4. Debris removal caused by a hurricane or major storm would be available as a service provided by the Parish at no extra cost.

Cons:

5. The Association would lose the right to install a gate at the entrance to control access to the subdivision,
6. The ability to install any future speed humps would be restricted and have to be approved by Parish. Existing speed humps have been approved by the parish and will remain in place in the event of dedication.
7. Any new stop signs or street sign locations requested would have to be at the Parish’s discretion. If approved, the Association would have to purchase and install the signs and post. The Association would also be responsible for the repair, maintenance or replacement of these signs, if needed.
8. The Association would be subject to construction timelines and repair waiting lists as determined by the Parish for both street and street drainage issues. If the Association wanted, it could ask the Parish Council to pass an ordinance establishing a Road District for the streets within River Oaks. The Road District would allow the Parish to collect money from River Oaks residents on an annual basis to build up a reserve for streets. If the homeowners wanted to have the streets overlain, repaired or maintained outside of the Parish’s normal cycle, the Parish would complete the work using money available from the River Oaks Road District funds.
9. As noted above, the Association will be responsible for any repairs and maintenance needed on the streets or drainage within two years of acceptance by the Parish. If needed, the Associations will have to request a special assessment of the homeowners to cover that cost of these repairs.

10. The Parish will require the removal of all obstructions within the street rights of way. The items that impact our subdivision are the white posts installed in curves and others at various points elsewhere in the subdivision. We may be required to relocate our "Recreational Center" sign.
11. The Association will not be allowed to enforce the current restrictive covenant prohibiting resident parking on the street, unless the subdivision can get the Parish to pass an ordinance prohibiting on-street parking in the subdivision. In the absence of an ordinance, property owners and others will be allowed to park boats and recreational vehicles on the streets as well.

Pros and Cons for retaining ownership by the Association:

Pros:

12. The Association would continue to have greater control over the timing of street maintenance and repairs.
13. Any future course of development of streets through the subdivision would be under the control of the Association. There is no plan by the Parish at this time to request a street through the subdivision.
14. At the Association's discretion, STOP signs and speed humps could be installed to improve safety.
15. By remaining private the Association could vote to install a gate and become a "gated community."
16. The Association will continue to enforce subdivision restrictions prohibiting overnight parking of automobiles and recreational vehicles.

Cons:

17. Future special assessments and higher annual dues to build capital reserves will be required to maintain the streets in future years if the streets remain private. In this regard, the Board believes a continual annual assessment estimated to be \$300 to \$400 per lot will be sufficient to establish a road repair reserve.
18. The Parish Sheriff's Department will continue to patrol, but the Association will have to request that they issue traffic citations with the subdivision when they see violations.
19. Debris removal caused by a hurricane or major storm would continue to be the responsibility of the property owner and not the Parish.

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